

MIDWEST LAND GROUP PRESENTS

78 ACRES IN

SEMINOLE COUNTY OKLAHOMA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

78 +/- ACRES FOR INVESTMENT, GRAZING, AND RECREATION

Located just off Highway 39 east of Konawa, the Seminole 78 is a unique mix of income potential, grazing productivity, and recreational appeal. With a well-maintained chip/seal lease road running through the middle of the property, access is excellent throughout.

The property is currently grazed and cross-fenced into multiple pastures with four ponds - two of which are stocked with bass and catfish - providing ample water for both livestock and wildlife. Mature post oak, sawtooth oak, red and black oaks, pecan, and persimmon trees offer great cover and seasonal forage for the strong populations of whitetail deer, turkey, and wild hogs. On the afternoon that photos were taken, a bachelor group of mature bucks was jumped from their beds - an encouraging sign for any serious hunter. Being just 250 yards from the Canadian River, the property sits in a natural wildlife corridor that should support strong buck potential year after year. Combined with only three

minutes to the Lake Konawa (record-producing bass) boat ramp, this tract sits in the heart of a renowned outdoor recreation area.

For the investor, the property offers both utility and upside. Transmission lines cross the tract, and a nearby substation enhances its potential for future development or energy-related projects. Additionally, an active water disposal well generates a steady monthly lease income. While two small residential parcels have been broken out of the middle, the property is priced accordingly, offering buyers an attractive entry point into a multi-use tract with promising potential.

Conveniently located just 5 minutes from Konawa, 15 minutes from Ada, 20 minutes from Seminole, and just over an hour from the Oklahoma City metro, the Seminole 78 combines investment, grazing, and recreation into one accessible package.



PROPERTY FEATURES

PRICE: **\$197,700** | COUNTY: **SEMINOLE** | STATE: **OKLAHOMA** | ACRES: **78**

- Electric in multiple locations
- Fiber at road
- Good water wells in area
- Very nice chip/seal lease road and entrance
- 4 ponds, 2 are stocked with bass/catfish
- Fenced and cross-fenced into multiple pastures
- Highway 39 E frontage
- Mature post oak, sawtooth oak, red/black oaks, and pecan
- Persimmons
- Good road/trails
- Whitetail deer, turkey, wild hog
- 250 yards from Canadian River
- 3 minutes from Lake Konawa ramp (record-breaking bass fishing)
- 5 minutes to Konawa
- 15 minutes to Ada
- 20 minutes to Seminole
- 75 minutes to OKC or Norman



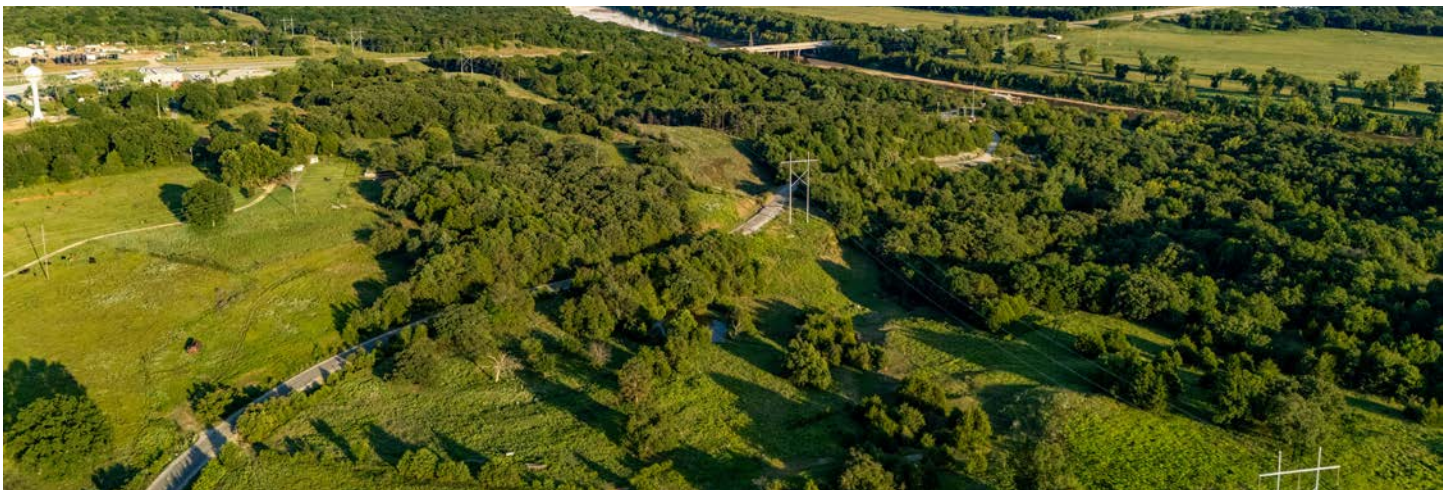
78 +/- ACRES



CHIP/SEAL LEASE ROAD AND ENTRANCE



ELECTRIC & FIBER



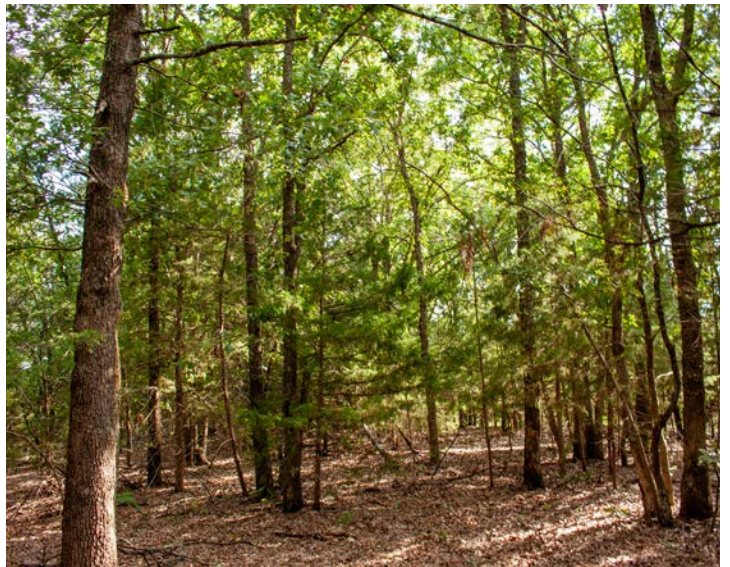
4 PONDS, 2 STOCKED WITH BASS/CATFISH



FENCED AND CROSS-FENCED



MATURE TIMBER



ADDITIONAL PHOTOS



AERIAL MAP



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Boundary Center: 34° 56' 20.81, -96° 41' 30.23

0ft 448ft 896ft



Maps Provided By:



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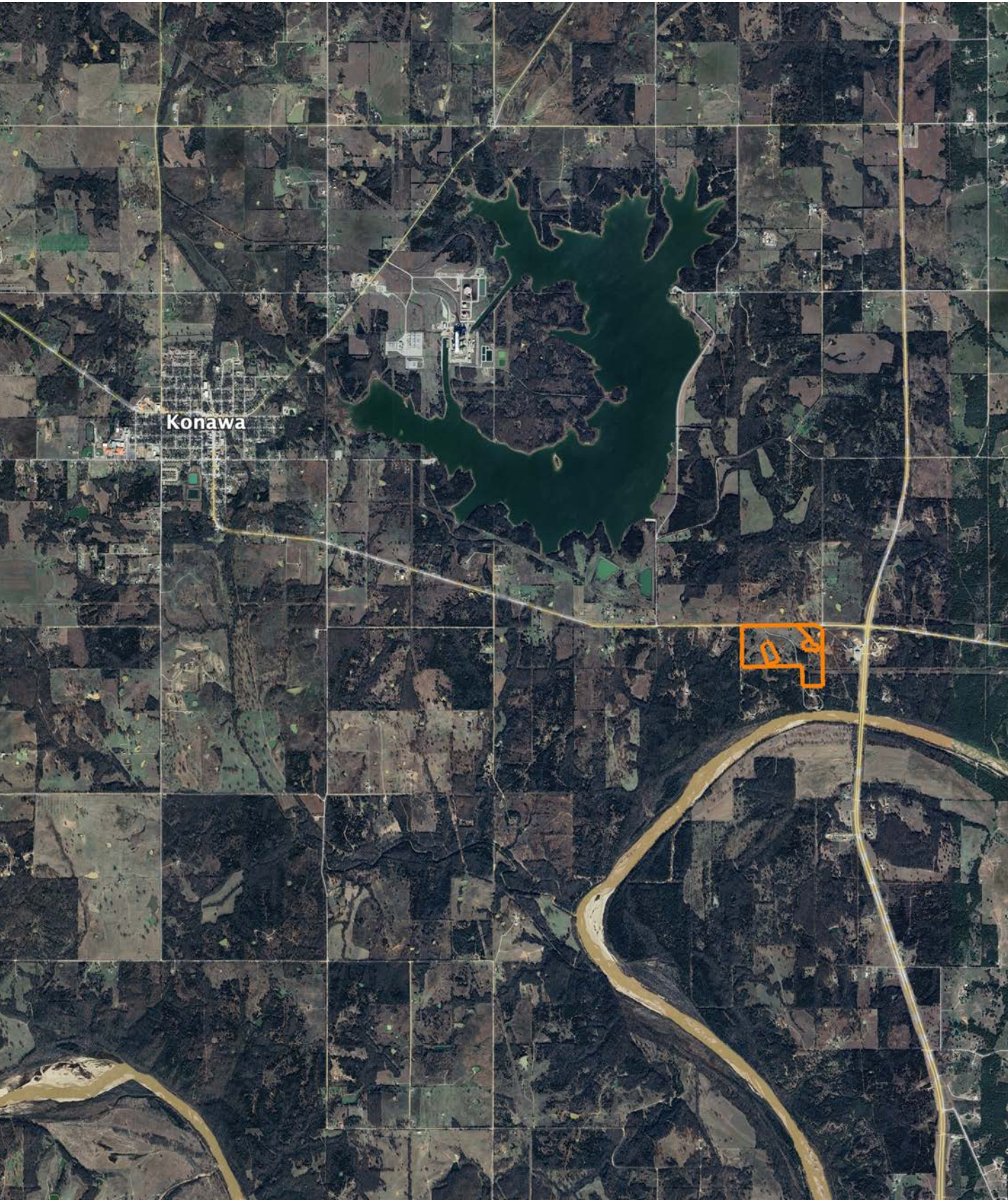
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5-5N-6E
Seminole County
Oklahoma



7/10/2025

OVERVIEW MAP



AGENT CONTACT

Ryan Huggins grew up in Ardmore, Oklahoma, where his passion for land was instilled at an early age. He and his father, a wildlife biologist, spent countless hours in the deer woods, learning firsthand about habitat, conservation, and the deep connection people have with the land. Those early experiences didn't just shape his love for the outdoors—they laid the foundation for his career in land sales, where he now helps others find and sell their own piece of ground.

Faith and family are the why behind everything Ryan does. For years, he has been deeply involved with his church community, leading worship and serving in various volunteer, staff, and pastoral roles. He approaches his work with the same heart for service, believing that every land transaction is more than a sale—it's an opportunity to make a meaningful impact. Ryan currently lives in McCloud with his wife, Ashley, and their four children, finding his greatest joy in the time spent with them.

Before joining Midwest Land Group, Ryan built and ran a thriving home repair and remodeling business in the OKC metro for nearly a decade. His reputation for professionalism, integrity, and delivering top-tier service made him a trusted name in his industry—qualities he now brings to every land deal. With a sharp eye for both a property's current value and future potential, Ryan helps buyers see beyond what a piece of land is to what it can become. As he puts it, "I'm creative and can help people catch a vision for what's possible. I'm a constant learner—every piece of ground I walk, every interaction I have, and every book I read brings something new to the next client I serve."

With a dedication to providing outstanding service, a tireless work ethic, and a true passion for land, Ryan stands out in the industry. Whether he's selling a cherished farm or helping clients secure their dream hunting retreat, he ensures every step is smooth, successful, and deeply rewarding.



RYAN HUGGINS

LAND AGENT

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